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Process No.	Applicant Name
<u>01-309</u>	<u>RAMON & DALIA SANTACRUZ</u>
<u>02-010</u>	<u>JESUS & GRISEL LEON</u>
<u>02-070</u>	<u>DAVID MADDERN</u>
<u>02-208</u>	<u>MARIST BROTHERS OF THE SCHOOLS, INC.</u>
<u>03-041</u>	<u>JORGE & NERY ALEXANDER</u>
<u>03-086</u>	<u>HUMBERTO & ZOILA PEREZ</u>
<u>03-111</u>	<u>HUGO D. BOSCH</u>
<u>03-151</u>	<u>ROSA M. LOPEZ</u>
<u>03-238</u>	<u>FARO INVESTMENT, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/10/02 TO THIS DATE:

HEARING NO. 02-2-CZ10-1 (01-309)

2-54-40
Council Area 10
Comm. Dist. 12

APPLICANTS: RAMON & DALIA SANTACRUZ

- (1) RU-2 to RU-5A
- (2) NON-USE VARIANCE OF LANDSCAPING REGULATIONS to permit a landscaped strip varying in width from 2.5' to 5' (7' wide required) where a parking lot abuts rights-of-way to the north and west, and residentially zoned properties to the south and east.
- (3) NON-USE VARIANCE OF LANDSCAPING REQUIREMENTS to permit 3 lot trees (4 required), zero street trees (5 required) and 18 shrubs (90 required).
- (4) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit a lot area of 5,640 sq. ft. (10,000 sq. ft. required).
- (5) NON-USE VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit a lot with a frontage of 60' (75' required).
- (6) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback of 6' (15' required) from the interior side (east) property line.
- (7) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall to be erected along all interior and rear property lines; to waive same along the interior side (east) and rear (south) property lines.
- (8) NON-USE VARIANCE OF ZONING REGULATIONS requiring West Flagler Street (a half section line road) to be 100' in width; to vary same to permit a right-of-way width of 42.5' (50' required) on the south side of West Flagler Street.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Zoning Change for Mr. Ramon Santacruz," as prepared by Oscar S. Benitez, Architect," dated 9/5/01 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 101.5' of the west 60' of Tract 3, CORRECTED PLAT OF FLAGAMI 2ND ADDITION, Plat book 34, Page 15 in Section 2, Township 54 South, Range 40 East; A/K/A: Lots 7 & 8, Block 3, per Plat book 17, Page 23, less the north 7.5' and less the external area of curve in the N.W. corridor.

LOCATION: 7590 W. Flagler Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 94'

RU-2 (Two Family Residential)

RU-5A (Semi-professional Offices 10,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/10/02 TO THIS DATE:

HEARING NO. 02-4-CZ10-4 (02-10)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: JESUS & GRISEL LEON

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing townhouse residence to setback 8.11' (20' required) from the rear (south) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a patio area of 235 sq. ft. (500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Grisel & Jesus Leon," as prepared by Wilkin-Medina & Assoc., dated 12/2001 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 2, KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11224 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 89.83' x 30'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

APPLICANT: DAVID MADDERN

- (1) NON-USE VARIANCE OF ZONING AND SUBDIVISION REGULATIONS requiring all interior subdivision rights-of-way to be 50' in width; to waive same to permit 0' of dedication (25' required) for the east half of theoretical S.W. 65th Avenue.

OR IN THE ALTERNATIVE TO REQUEST #1:

- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed addition to an existing residence setback 2.42 (15' required) from the side street (west) property line (S.W. 65th Avenue).
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing swimming pool setback 7' (20' required) from the side street (S.W. 65 Avenue) (west) property line.
- (4) Applicant is requesting to permit a lot frontage of 72.5' (The underlying zoning district regulation requires 75').
- (5) NON-USE VARIANCE OF ZONING REGULATIONS to permit an existing fence to encroach into the public right-of-way (not permitted).

AND WITH EITHER REQUEST # 1 OR REQUESTS #2 THROUGH #5, THE FOLLOWING:

- (6) Applicant is requesting to permit an existing single family residence to setback 7.37' from the interior side (east) property line. (The underlying zoning district regulation requires 7.5').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "The Maddern Residence Addition," as prepared by Callum Gibb, Architect, dated 10/22/01 and consisting of 4 sheets and a "Boundary Survey," as prepared by Milagros Angel-Bello, Surveyor, dated 2/14/02 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 79 & 80 and the west 7' of Lot 81, TAMIAMI ACRES PLAN 2, Plat book 5, Page 74.

LOCATION: 6492 S.W. 22 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 97.5' x 150'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-12-CZ10-2 (02-208)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: MARIST BROTHERS OF THE SCHOOLS, INC.

RU-2 to RU-3

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ AND ALSO: the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, in Section 16, Township 54 South, Range 40 East, EXCEPTING THEREFROM: the following described portions: The south $\frac{1}{3}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ AND: the south $\frac{1}{3}$ of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ AND: The west 1,307' of the east 1,882' of the south 100' of the north $\frac{2}{3}$ of the south $\frac{1}{2}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ and: The east 47' of the north $\frac{2}{3}$ of the south $\frac{1}{2}$ of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the west 25' of the north $\frac{2}{3}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 16, Township 54 South, Range 40 East.

LOCATION: 3000 S.W. 87 Avenue (Galloway Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.32 Acres

RU-2 (Two Family Residential)

RU-3 (Four Unit Apartment)

HEARING NO. 03-12-CZ10-3 (03-41)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: JORGE & NERY ALEXANDER

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing family room addition to a townhouse residence setback 11.77' from the rear (north) property line. (The underlying zoning district regulation requires 20').
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a townhouse patio area of 353.1 sq. ft. (500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. & Mrs. Alexander," as prepared by Mario Coro, Registered Architect, dated 3/11/02 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 1, KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11209 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2,250 sq. ft.

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

APPLICANTS: HUMBERTO & ZOILA PEREZ

- (1) Applicant is requesting approval to permit an existing addition to a single family residence setback 12.6' from the rear (south) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit an existing porch addition to a single family residence setback 18' from the front (north) property line. (The underlying zoning district regulation requires 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department consisting of two sheets; to wit: "Proposed Addition for Mr. Humberto Perez," as prepared by Metro Consulting, Inc., and "Existing Floor Plan for Humberto & Zoila Perez (preparer unknown); both sheets stamped and received 3/5/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22, Block 1, HARWOOD VILLAGE, Plat book 50, Page 35.

LOCATION: 7270 S.W. 19 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,000 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-12-CZ10-5 (03-111)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: HUGO D. BOSCH

- (1) RU-2 to RU-5
- (2) Applicant is requesting approval to permit a lot with a frontage of 50' and an area of 4,320 sq. ft. (The underlying zoning district regulations require 100' of frontage and 10,000 sq. ft. of area).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Aurora Office Building," as prepared by Antonio Cardenas, Architect, dated 2/03 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 79, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 3310 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86' x 50'

RU-2 (Two Family Residential)

RU-5 (Semi-professional Offices & Apartments)

HEARING NO. 03-12-CZ10-6 (03-151)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: ROSA M. LOPEZ

RU-1 to RU-5

SUBJECT PROPERTY: Lots 28, 29 & 30, block 48, CENTRAL MIAMI, PART THREE,
COMMERCIAL SECTION, Plat book 25, Page 42.

LOCATION: 3700 S.W. 67 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY 0.175 Acre

RU-1 (Single Family Residential)

RU-5 (Semi-professional Offices & Apartments)

HEARING NO. 03-12-CZ10-7 (03-238)

16-54-39
Council Area: 10
Comm. Dist. 11

APPLICANT: FARO INVESTMENT, INC.

GU to RU-1M(a)

SUBJECT PROPERTY: The west 200' of the east 440' of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 16, Township 54 South, Range 39 East, less the north 35' thereof.

LOCATION: Approximately 200' west of S.W. 147 Avenue & south of theoretical S.W. 34 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 200' x 295'

GU (Interim)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)